

028.A

Map

0004

Block

00031.B

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 818,000 /

USE VALUE: 818,000 /

ASSESSed: 818,000 /

Total Card /

Total Parcel

818,000

818,000

818,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		WINTER ST, ARLINGTON

OWNERSHIP

Owner 1:	RAKHE ABHIJIT
Owner 2:	
Owner 3:	
Street 1:	31 WINTER ST UNIT 31B
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	DESAI JAGRUTI & -
Owner 2:	RAKHE ABHIJIT -
Street 1:	31 WINTER ST UNIT 31B
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Clapboard Exterior and 1980 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7873												G8	1.			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	815,200	2,800		818,000
Total Card	0.000	815,200	2,800		818,000
Total Parcel	0.000	815,200	2,800		818,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	413.13	/Parcel:	413.13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	815,200	2800	.		818,000		Year end	12/23/2021
2021	102	FV	790,700	2800	.		793,500		Year End Roll	12/10/2020
2020	102	FV	778,500	2800	.		781,300	781,300	Year End Roll	12/18/2019
2019	102	FV	694,300	2800	.		697,100	697,100	Year End Roll	1/3/2019
2018	102	FV	612,700	2800	.		615,500	615,500	Year End Roll	12/20/2017
2017	102	FV	557,400	2800	.		560,200	560,200	Year End Roll	1/3/2017
2016	102	FV	557,400	2800	.		560,200	560,200	Year End	1/4/2016
2015	102	FV	479,300	2800	.		482,100	482,100	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DESAI JAGRUTI & CHAKMAKIAN NICH	58807-73		4/2/2012	Convenience		1	No	No	
CHAVES JOSE A & CHAVES JOSE A &	57879-414		11/16/2011		494,000	No	No		
CHAVES JOSE A & CHAVES JOSE A &	49031-100		2/26/2007		440,000	No	No		
CHAVES JOSE A & CHAVES JOSE A &	48222-116		9/26/2006			No	No	M DEED	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DESAI JAGRUTI & CHAKMAKIAN NICH	58807-73		4/2/2012	Convenience		1	No	No	
CHAVES JOSE A & CHAVES JOSE A &	57879-414		11/16/2011		494,000	No	No		
CHAVES JOSE A & CHAVES JOSE A &	49031-100		2/26/2007		440,000	No	No		
CHAVES JOSE A & CHAVES JOSE A &	48222-116		9/26/2006			No	No	M DEED	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/11/2021	608	Porch	17,900	C				
6/11/2014	645	Wood Dec	3,000					
4/19/2011	288	Manual	400					

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	Measured	DGM	D Mann
6/26/2014	External Ins	PC	PHIL C
4/2/2007	External Ins	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

DISCLAIMER

This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

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2023

